

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA**

**Monday, May 23, 2005  
7:00 PM**

**TOWN HALL ANNEX BUILDING  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #S200502 – Development Services, LLC for a 20 lot subdivision on property located at 33 Newell Hill Road, APN 127-014-0000 in an RA Zone. (Continued from the April 25 meeting)
2. #Z200519 – Development Services, LLC for a special permit for three rear lots included within a proposed 20 lot subdivision on 33 Newell Hill Road, APN 127-014-0000 in an RA Zone.
3. #S200503 – Angel Trace, LLC for a 20 lot subdivision on properties located on Crystal Lake Road and 94 Crystal Lake Road, APN 110-018-0000 & 109-009-0000 in an RA Zone. (Continued from the April 25 meeting)
4. #Z200514 – T & M Building Co. for a special permit for renewal of earth excavation permit on properties located at: 8 Rosa Court, APN 037-005-0058; 6 Rosa Court, APN 037-005-0059; 42 Highland Ave., APN 037-005-0070; 41 Highland Ave., APN 037-005-0072; 43 Highland Ave., APN 037-005-0073; 45 Highland Ave., APN 037-005-0074; 47 Highland Ave., APN 037-005-0075; 49 Highland Ave., APN 037-005-0076 in an A Zone.
5. #Z200508 – Cumberland Farms, Inc. for site plan approval and special permit for improvements to an existing gas station and convenience store on property located at 5 Wapping Wood Road, APN 009-026-0000 in a C Zone.
6. #S200504 - Capstone Builders for a 9-lot subdivision on property located at 14 South Road, APN 111-008-0000 in an RA Zone.
7. #Z200518 – Capstone Builders for a special permit for one rear lot included within a proposed 9 lot subdivision on property located at 14 South Road, APN 111-008-0000 in an RA Zone.
8. #Z200517 - DeCarli, Inc. for a special permit for earth excavation on property located on Sadds Mill & Green Roads, APN 100-008-0000 in an I & RA Zone.

**IV. UNFINISHED BUSINESS:**

1. Open Space Fee in lieu; Request for Town Attorney opinion. (Appraiser list concept)

2. Request from Ellington WPCA for Planning & Zoning Commission's input regarding economic development. (P. Lombardo letter dated 4/14/05)
3. Discussion: Land Use permit fee modifications.
4. Conservation and Development Plan Update Proposal. Review consultant proposal. (Staff memo dated 5/9/05)
5. Discussion Regarding Cornerstone Appeals Settlement.
6. Memo to Land Use Commission from Matt Davis dated, 5/2/05. (Proposed FY 05-06 Budget Request)

#### **IV. NEW BUSINESS:**

1. #IW200520 – Landmark Surveys for Erosion and Sedimentation Control Plan Certification on property located on West Road, APN 046-001-0000 in an RA & PC Zone.
2. Discussion: Proposed (DRAFT) Zone Boundary Map Amendments, Olde Farms Road and Main Street (West) at Route 286. (Staff memo dated 5/10/05)
3. Staff request for direction regarding proposed monument signs with in single family subdivisions. (Staff memo dated 5/17/05)

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Appointments to CRCOG Regional Planning Commission.
2. Approval of Meeting Minutes:
3. April 25, 2005 regular meeting minutes.
4. Correspondence:
  - a. Letter to Tom Savage from Matt Davis dated, 5/4/05. (Hyde's Hill Subdivision)
  - b. Letter to Tom Savage from Matt Davis dated, 5/4/05. (Pioneer Heights Subdivision)
  - c. Memo to Dennis Milanovich & Members of Board of Selectman dated, 5/4/05. (CONNDOT Land Donation)
  - d. Memo to Robert Philips from Matt Davis dated 4/27/05.

#### **VII. ADJOURNMENT:**